City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	November 23, 2018
From:	Cecilia Achiam General Manager, Community Safety	**File:**	12-8060-01/2018-Vol 01
Re:	**Amendments for Traffic Bylaw No. 5870; Parking (Off-Street) Regulation Bylaw No. 7403 to Accommodate Pay parking in the Bridgeport Area**		

Staff Recommendation

1. That the following bylaws, introducing pay parking to manage parking demand in the Bridgeport area, are introduced and given first, second and third readings:

    a) Traffic Bylaw No. 5870, Amendment Bylaw 9957;

    b) Parking (Off-Street) Regulation Bylaw 7403, Amendment Bylaw 9958.

Cecilia Achiam,
General Manager, Community Safety
(4122)

REPORT CONCURRENCE		
ROUTED TO:		**CONCURRENCE**
Finance		☑
Law		☑
Real Estate Services		☑
Transportation		☑
REVIEWED BY STAFF REPORT / **AGENDA REVIEW SUBCOMMITTEE**		**INITIALS:** DW
APPROVED BY CAO		

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Staff Report

Origin

This report proposes two changes to City bylaws related to on and off-street parking. The changes are proposed to support a Temporary Commercial Use Permit Application for a new paid parking lot at 8620 and 8660 Beckwith Road and in preparation for Council approved developments to "Bridgeport Village".

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

> *Maintain emphasis on community safety to ensure Richmond continues to be a safe community.*

> *3.3. Effective transportation and mobility networks.*

Analysis

At the end of August 2018, the River Rock Casino closed off access to their private property located in the vicinity of River Road and No. 3 Road. The lot had been utilized by the public as unauthorized free parking and was also causing concern for the River Rock over abandoned vehicles and dumping. While the unauthorized parking was generally a concern for the River Rock Casino, it was heavily utilized by commuters accessing the Canada Line.

In order to alleviate parking pressure in the neighbourhood, Real Estate Services has submitted a Temporary Commercial Use Permit Application to allow parking on City-owned property 8620 and 8660 Beckwith Road. The lot is proposed to be managed by Community Bylaws as a monthly permitted parking lot with approximately thirty available parking stalls for public use. In order to allow this to be paid parking it is proposed to expand the pay parking management zones currently defined in Traffic Bylaw No. 5870.

The proposed amendments also provide for an expansion of the current boundaries to include north of Bridgeport Road and east of Garden City Road. This would allow for the proposed monthly permitted parking lot at 8620/8660 Beckwith Road and would also permit pay parking to be implemented within "Bridgeport Village".

Bridgeport Village is intended to be the City's entertainment and business area and no residential uses are envisioned due to the proximity to the existing YVR flight paths. Development in this area has been relatively slow to date but there are a number of significant developments that Council has already approved or granted third reading.

The addition of pay parking within Bridgeport Village would be an extension to the current pay parking management infrastructure.

<u>Proposed Amendment to Parking (Off-Street) Regulation Bylaw No. 7403</u>

The proposed amendment is for Schedule C which forms part of and is attached to the Parking (Off-Street) Regulation Bylaw No. 7403. Schedule C lists the pay parking off-street lots which are owned and managed by the City of Richmond.

Lot 1 – City Centre is to be deleted as it no longer exists, and is to be replaced by "Bridgeport North" which would be the proposed lot at 8260/8860 Beckwith Road.
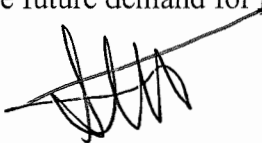
Financial Impact

All upfront costs and ongoing OBI to implement the pay parking area will be recovered through parking revenue. In preparation for this property to be used for an off-street parking lot, there will be initial costs incurred which are estimated at $17,000, plus GST. In addition to these costs, there will be an ongoing OBI in the amount of $5,000 plus GST, per annum.

The upfront costs will be covered from Real Estate Services operating account and be paid back from upfront parking revenues until such time as the amount is retired. The annual OBI cost will be covered on an ongoing basis from the gross revenue generated from the parking lot. As the revenue is being generated through the use of the City's strategic land holdings, the net balance from the revenue will go to general revenue and to the Industrial Use Reserve on a 50/50 split.

Conclusion

The proposed bylaw amendments support development of a new public pay parking lot in the Bridgeport area and update existing traffic and parking regulations to enable an ability to meet the future demand for parking as the area continues to grow and develop.

Susan Lloyd
Manager, Parking Enforcement, Animal Control & Administration - Community Bylaws
(4467)

CA:sl

City of Richmond

Bylaw 9957

Traffic Bylaw No. 5870
Amendment Bylaw No. 9957

The Council of the City of Richmond enacts as follows:

1.   **Traffic Bylaw No. 5870**, as amended, is further amended by deleting Schedule K thereto and replacing it with Schedule A attached to this bylaw.

2.   This Bylaw is cited as "**Traffic Bylaw No. 5870, Amendment Bylaw No. 9957**".
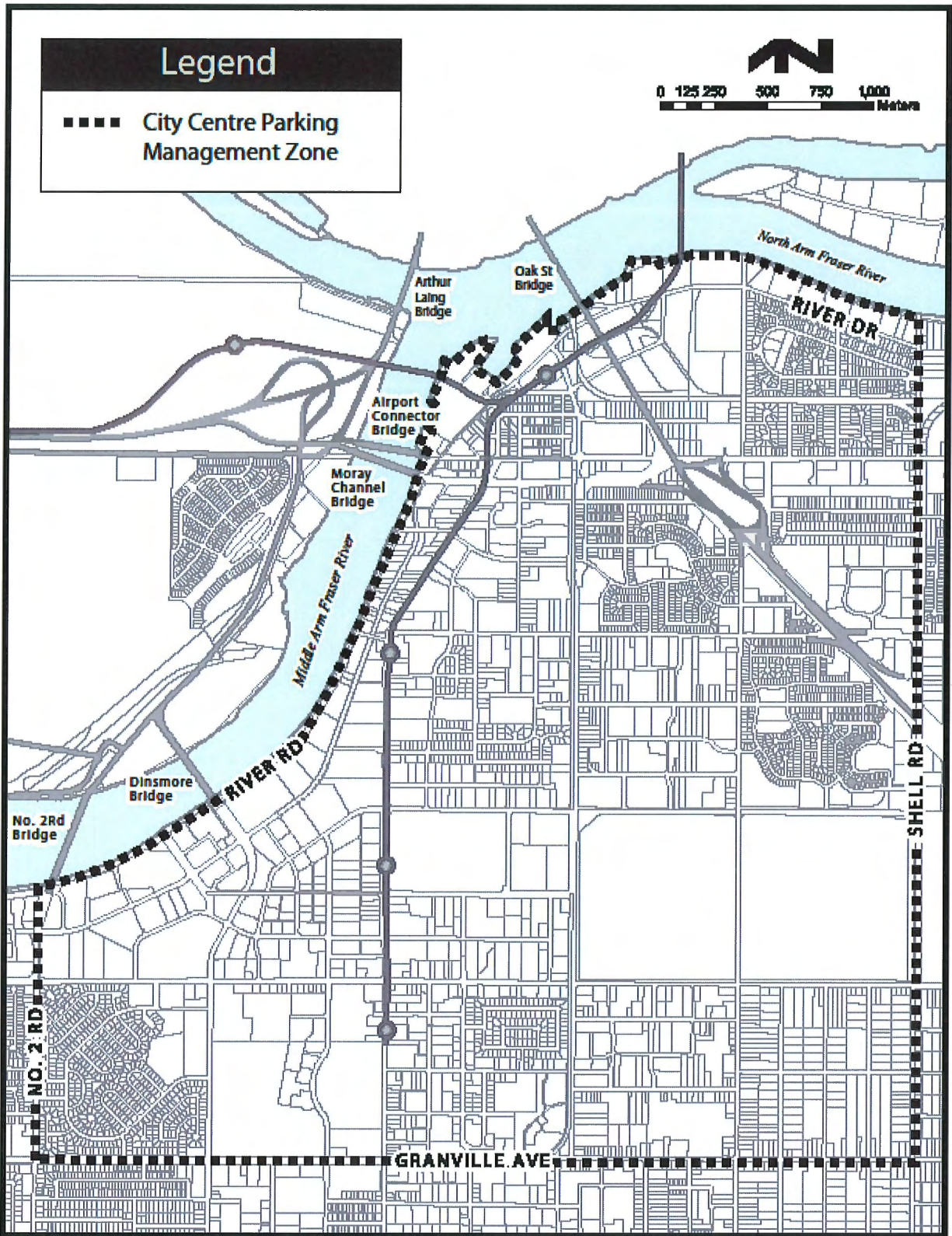
FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____   _____
           MAYOR   CORPORATE OFFICER

CITY OF
RICHMOND

APPROVED
for content by
originating
dept.

APPROVED
for legality
by Solicitor

6033588

SCHEDULE K to BYLAW No. 5870
CITY CENTRE PARKING MANAGEMENT ZONE

6033588

Parking (Off-Street) Regulation Bylaw No. 7403
Amendment Bylaw No. 9958

The Council of the City of Richmond enacts as follows:

1. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended by deleting Schedule C thereto and replacing it with Schedule A attached to this bylaw.

2. This Bylaw is cited as "**Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9958**".

FIRST READING   _____

SECOND READING   _____

THIRD READING   _____

ADOPTED   _____

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CITY OF
RICHMOND
APPROVED
for content by
originating
dept.
APPROVED
for legality
by Solicitor
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_____   _____
MAYOR   CORPORATE OFFICER

6033578

SCHEDULE C to BYLAW NO. 7403
PAY PARKING LOTS

6033578